

**United States Department of the Interior  
Heritage Conservation and Recreation Service**



**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Kraft-Brandes-Culbertson Farmstead

and/or common Three Rivers Farm

**2. Location**

*N of Canby, OR*

street & number 2525 ~~North~~ Baker Drive N/A not for publication

city, town Canby *mic.*  vicinity of congressional district Fifth

state Oregon code 41 county Clackamas code 005

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Dr. and Mrs. Kurt Schrader

street & number 2525 North Baker Drive

city, town Canby  vicinity of state Oregon 97013

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Clackamas County Courthouse

street & number 8th and Main Street

city, town Oregon City state Oregon 97045

**6. Representation in Existing Surveys**

title Statewide Inventory of Historic Properties has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

### Describe the present and original (if known) physical appearance

The Kraft-Brandes-Culbertson Farmstead consisting of 16-1/4 acres is situated on a partially-wooded ridge, or knoll rising from the fertile Willamette River plain approximately two miles north of Canby in Clackamas County, Oregon. The remaining 45-acre parcel of the present holding is bottom land stretching north to the Willamette River and is not included in the nominated area.

The farmstead can be broken down into six special-use areas which surround the core ensemble, thus forming a visually and functionally discrete unit.

1) The 2.23-acre core ensemble includes a Bungalow style farmhouse (1910, 1922), barn (1904), pumphouse (c. 1910), and non-historic equipment shed (1974).

2) A 0.70-acre strip of land adjacent to the southerly edge of the gravel access road. This parcel is part of the field to the south of the farmstead on which originated the local bulb-growing industry developed by Ben Cummings during the time he was working for W.L. Culbertson in the 1920s. The area is now planted in strawberries.

3) The 3.27-acre upper pasture sloping downward to the southwest from the core ensemble was the main winter pasture for the Holstein dairy herd in the 1920s and was used throughout the seasons during milking. In more recent years, horses and cattle have been pastured on the slopes of the knoll.

4) The 3.60-acre rolling ground to the west of the pasture and north of the gravel access road is occupied by an orchard on the east and strawberry field on the west. Most of the orchard is now apple orchard which replaced historic stock that had outlived its productive life. Present plans call for enlarging the orchard to encompass the entire 3.27 acres.

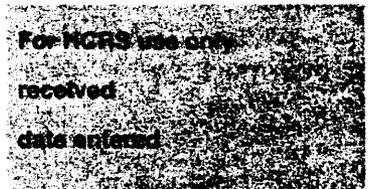
5) The 5.93-acre partially-wooded ridge top forms the north boundary of the farmstead and is a natural topographical boundary. The fir, maple and cottonwood trees on this ridge are all <sup>that</sup> remains of that extensive wood which once stretched north of Canby and was gradually cleared for farmland. This area was an important wood lot and winter pasture for the dairy herd. The area continues to be used for pasture and is a wildlife habitat.

6) The balance of 0.54 acres is a gravel road giving access to the core ensemble. While the Culbertsons developed a main approach from Ferry Road on the east in the 1920s, the east access road is now under cultivation, and the existing road follows the original route of access.

The core ensemble stands on level ground at the easterly edge of the knoll. Although structurally sound, the three historic buildings have lacked regular maintenance over the past 15 or 20 years and show various stages of deterioration. The farmhouse, rectangular in plan, is the easternmost of the buildings on the site and is oriented with its long axis south to north. Off its north end is the detached pumphouse, square in plan, with its windmill superstructure. Offset to the northwest of the farmhouse and pumphouse is the barn. Its longitudinal axis is east to west. Forming the southwesterly corner of the compact layout is a long metal machine shed erected in 1974. Its long axis runs east and west and is open on the north side. The access road traverses the center of the site at a diagonal, reaching up from the southwest and ending in a driveway between the farmhouse and pumphouse. The three historic

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structures are more particularly described as follows.

The classic "western style" barn built by Jacob Kraft in 1904 is in fairly good condition, generally. The original volume measured 42 feet by 64 feet. The low ceilinged ground story contained seven horse stalls, work area and storeroom. Above is the hayloft. A lean-to loafing shed-tackroom on the south and feed bunk shed on the north were added in the 1920s. Brick footings have prevented serious rotting and settling from occurring. The only settling that has occurred is in the southwest corner of the original volume. A hole in the roof and poor workmanship on the loafing shed has allowed rain, manure and dirt to infiltrate. A new sill will be added. The key vertical support posts run from first floor to roof. Massive timbers, mortised and tenoned together, give further structural support in the hayloft. Board and batten siding provides the exterior covering for the stud wall. The gable roof has a steep pitch of 45 degrees. Originally, the roof was of cedar shingles on furring strips. The present asphalt shingle covering is in poor condition. The entire barn will be reroofed in cedar shingles. The deteriorating loafing shed, the roof pitch of which does not coincide with the main volume roof, will be removed. The feed bunk shed will be retained, but the tin roof removed and shingle roof replaced.

The western barn of 1900 had several innovative features not characteristic of 19th century barn construction. A hayfork lift covered with a hood supported by a cantilevered extension of the purlins enabled the farmer to load large volumes of hay into his haymow through the huge wide second story doors in the gable end. Most Oregon barns have hoods facing east, and Kraft's barn was no exception. The hay fork then carried the hay into the barn by means of a track under the ridge from which it was suspended. The cupola on top of the barn was not only ornamental but provided much needed ventilation. Kraft also used an ingenious method of getting better cross ventilation and more light. The batten strips were removed in a triangular pattern in the upper reaches of the loft, providing eight-inch by three-quarter inch slits in the west wall directly across from the open east-facing hood. Good east-west ventilation and lighting resulted.

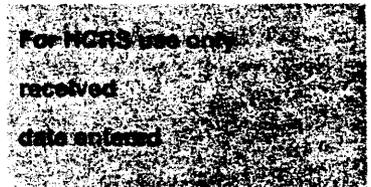
The barn interior has not been altered since it was built in 1904. The stalls are very large since they housed the draft horses used to work the fields. The main doors are in the gable ends of the barn, and the original central aisle was flanked by stalls, as was commonplace around 1900. One particularly interesting feature was that the hay loft was reached by means of a hand-hewn ladder. It is still in use today and continues all the way to the ridge pole.

Due east of the barn and opposite the northwest corner of the farmhouse is the pumphouse, which appears to date from the period of construction of the farmhouse, about 1910.

The pumphouse not only provided the windmill to pump water, but, by virtue of the third story redwood tank, it gave the farm a gravity-flow irrigation and household running water system. The windmill is still intact but in need of repair. The

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pumphouse was an innovation of the later nineteenth century that greatly improved farm life. A milk parlor was located on the first floor where the milk cistern was cooled by the water stored in the 4,000 gallon redwood tank above. Heat was provided to second story living quarters for ranch hands by means of a woodstove on the north wall. An outside brick flue runs up the north wall. The exterior wall is horizontal plank covered by shingles. The wall rests on a three foot high concrete sill which in turn rests on a concrete floor in good condition. The windmill, roof, and shingle sides need a lot of work, as does the interior staircase that is falling away from the wall.

The farmhouse, a substantial, 2-1/2 story gable-roofed bungalow, was built in 1909-1910 for C.A. Brandes. Rectangular in plan, it measures 32 by 50 feet and has a full concrete basement. Walls are of balloon frame construction with weatherboard siding, although the attic areas of either gable end are clad with shingles. As is characteristic of the Bungalow Style, overhanging eaves are carried on exposed rafters and triangular brackets at the gable ends. Centered in either longitudinal facade is a gable-roofed, shingle-clad dormer with plain vergeboards. As originally constructed in 1910, the house had a porch only on the south side. The existing veranda with deck which wraps around north, west and south sides, the enclosed sun porch at the northwest corner, and the south porch balcony are elaborations of W.C. and Katherine Culbertson, who remodeled the house in 1922.

The concrete foundation, unusual for a construction date of 1910, is in good condition and has contributed significantly to the structural soundness of the house. The eight posts in the basement for the joists supporting the three stories are elevated a few inches off the concrete floor by concrete footings. Consequently, no dry rot is evident in these key supporting structures. Both brick flues have clean-out openings in the basement and are in good shape. The old wood furnace has been replaced with an oil furnace that has recently been overhauled. New floor vents have been added.

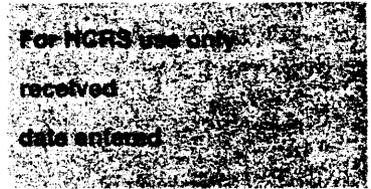
The walls are of typical balloon frame construction. The studs run continuously from foundation to attic. Horizontal lapped siding covers the exterior surface, and interior walls are finished with lath and plaster. Other than some minor patching and painting, both exterior and interior walls are in good condition.

The roof was originally cedar shingles on furring strips. Asphalt shingles have been used for roofing since. The roof is in poor shape and waterspotting is evident in the attic. Little dry rot is apparent, perhaps due to the 45-degree pitch of the roof. The chimneys in the attic are in good shape, but on the roof they are literally falling apart and need to be completely rebuilt. The roof will be taken down to the furring strips and redone in the original cedar shingles.

The exterior of the house is dominated by the veranda with deck, or double piazza which runs along the north, west and south sides. The 8 by 8-inch support posts run from the first floor porch deck through the second floor deck to form the posts for the second story porch railing. The railing on the second floor consists of 20-foot lengths of beveled underside and plain 1 inch square dowels spaced every foot or so. The porch is in need of extensive repair and rebuilding, having borne the

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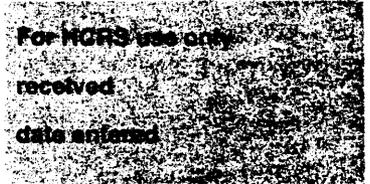
brunt of southwesterly storms over the years. Dry rot is rampant. Most of the second story railing has already been removed and is to be replaced at a later date. Only the first floor decking and some spacing rods may be salvagable. The porch on the south side, which was originally the front of the house, is also in need of repair. The wide-span exterior wooden steps also need to be replaced due to dry rot. The veranda at the northwest corner of the house is enclosed with glass and serves as a sun room. A port cochere was attached to the southeast corner by the Culbertsons. It blew down in a windstorm of the early 1960s. Its two concrete footings remain just east of the east wall of the house. From the carriage porte it was just a few steps up to the main entrance on the south side. The main drive into the farm ran from Ferry Road due west in the 1920s. A bay window was added to the kitchen by the Culbertsons when they remodeled the house in the 1920s. Its east-facing windows provide a perfect view of Mt. Hood. The north and south windows swing open to provide better ventilation in the summer.

The interior spatial organization has not changed since the 1920s when the farm was in its hey-day. But the Culbertsons did make many improvements. The original utilitarian farmhouse consisted of a multitude of small rooms and living spaces. Indeed, the lengthwise dimension of the living room alone is about 40 feet. French doors were also used extensively; between the sunroom and living room, between hall and living room, in the exterior walls of the sunroom, between living room and den, and between the northeast and northwest bedrooms. The kitchen originally was a small square. The floor was covered with black and white square linoleum. It was heated by a woodstove that faced into the small flue in the southwest corner. The east bay window and kitchen nook were added in 1922. The nook originally had a bathroom with a small window in the east wall. In recent years, the bathroom was removed and pantry cabinets put in. The kitchen is the one room in the house where extensive upgrading will be necessary. A garden window is planned for the east wall and this nook will become the new dining area. Butcher block counters for breadmaking will be installed under the bay windows, and the present cabinets and counters will be redone in oak and tile respectively. A cooking island with a range and oven will be installed. The pantry cabinets will match the oak cabinets in the kitchen. The original swinging doors used by house servants to pass from kitchen to dining table (located in the sunroom) will be replaced. The sunroom/dining room is characterized by large areas of glass, window seats on two sides, French doors and beamed ceilings. Moisture is causing dry rot problems in the northeast corner of the sunroom. However, the windows, doors and seats are in excellent condition. A built-in china cabinet along the south wall is also in excellent condition.

The living room was greatly expanded when an archway was removed in the 1920s. Built-in bookcases in the north wall and on either side of the red brick fireplace are in excellent condition. The fireplace, now painted white, will be stripped to its original condition. The fir floors are likewise in excellent condition and will be stripped and stained. The trim in the entire house is in excellent condition. The 7-inch plain baseboard, the routed 7-inch ceiling trim, the 7-inch flat routed door and window lintels and 4-1/2 - 5-1/2 flat side trim for all doors and windows are in every room in the house. Many layers of wallpaper and paint

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have been removed to reveal sound lath and plaster walls in the living room and den. Portions of the original wallpaper, chosen by Katherine Culbertson, brown and gold with raised decoration, is still evident on the livingroom walls. Re-plastering the walls will probably be necessary to ensure wallpaper adhesion. Wallpaper appropriate to the period will be used. Water damage in the ceiling has recently been repaired in the living room and den. The ceilings were covered with a very light broquet characteristic of the 1920s.

The present den was originally two rooms in 1910. The southernmost room probably served as an entry way. One could go to the west by a doorway that has been filled in. A plastered-over flue indicates a woodstove heated this room. This room will receive much the same repair as the living room.

floors

The bathrooms on the first and second/have pedestal sinks characteristic of the 1920s. The built-in tub on the first floor will remain, since it is original. A clawfoot tub is being sought for the second floor bath.

In the central hallway, stairs rise from the pantry and main hall to a common landing. The landing then proceeds to the east and then up the stairs to the second floor hall. The stairway banister and posts are in excellent condition. No sagging is evident.

The master bedrooms were located on the south end of the upstairs. The southwest bedroom has a door that provides access to the second story porch balcony. The closets in the bedrooms were large, deep walk-in types. The northwest bedroom was apparently two rooms as originally constructed for Brandes. Part of the present, enlarged room provided access to the north second floor porch door.

The upstairs bath has been remodeled over the years and will require much work to restore its original style. The large southeast bedroom is in good condition. Wallpaper will be stripped and replaced. A built-in wardrobe hides the second story fireplace, which will be reopened. Early knob and tube wiring is evident in the basement and attic. Due to the paucity of circuits and some recent makeshift alterations, the entire electrical service will be upgraded. The breaker panel and 40 circuit box will be moved from the kitchen porch to a more discreet location in the west basement wall. Transmission lines will be replaced underground from 400 feet out in the pasture to reduce intrusions in the core ensemble.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1904, 1910-1922      **Builder/Architect** Jacob Kraft, builder of barn (1904)

### Statement of Significance (in one paragraph)

The 16-1/4 acre Kraft-Brandes-Culbertson Farmstead, including at its core a farmhouse, pumphouse and barn, was originally developed in 1904. It occupies a partially-wooded knoll about two miles north of Canby in Clackamas County, Oregon. Presently part of a 60-acre holding, but formerly the hub of 290 acres in its heyday, the farmstead is situated less than half a mile east of the confluence of the Pudding and Molalla Rivers and approximately a mile southeasterly of the point where the Molalla empties into the Willamette River. "Three Rivers Farm," the popular name of the place, was coined by W.C. Culbertson, who ran the farm at the peak of its productivity in the 1920s and who, with his wife, was responsible for remodeling the farmhouse to its present configuration. The farmhouse is the primary unit of the core ensemble. A substantial but ordinary bungalow, it was built for Carl A. Brandes in 1909-1910. It was remodeled in 1922 by Culbertson, who acquired the farm in 1920, to provide for a more open interior plan and the addition of built-in cabinetry, French doors, window seats, a livingroom fireplace, a wrap-around veranda, a sunroom, porte-cochere, and porch balcony. The oldest documented unit of the core ensemble is the well-preserved barn of 1904, built by Jacob Kraft. Characteristic features of barn architecture at the turn of the century are its mortise and tenoned timber frame, board and batten siding, double-pitched roof, hooded hayfork lift, and roof ridge ventilator. The pumphouse, dating roughly from the same period as the house, contains at ground level a well pump and milk cistern. Its second story was living quarters for the hired hands, and the uppermost story housed a 4,000-gallon redwood tank for the farmstead's gravity flow water system. Surrounding the core ensemble are areas of special use which mark the immediate administrative precincts of the farm: an access road, orchard, winter pasture, and a ridge-top wood lot. Three Rivers Farm is a landmark in the Canby area, for it employed hundreds of area residents over its many years of operation. It is significant as an historic suburban farmstead which was gradually automated in the early years of the 20th century and survived, intact, to the present day. It is significant also for its association with the German-speaking Kraft family which was responsible for the initial development, and, chiefly, for its association with W.C. Culbertson, wealthy hotel owner and owner of the Canby Herald. Culbertson's well-known Portland hotels, the Seward and the Cornelius, and others were stocked with produce and fresh milk from the dairy herd of Three Rivers Farm. Culbertson operated the Canby-area farm to 1927, at which time title was transferred to Mrs. Culbertson. In 1930 the farm passed to other hands and eventually went into decline. The current owners acquired the property in 1982 and have embarked upon a program to correct deferred maintenance which the farmhouse and pumphouse suffered in recent years.

Three Rivers Farm is situated on part of the 640-acre Donation Land Claim of John L. Barlow and his wife, Mary. Barlow came to Oregon in 1845 with his parents, Samuel Kimbrough and Susannah Lee Barlow of Barlow Road fame. He was born in 1828 in Indiana. The Barlow land was in Sections 20, 21, 28 and 29, T3S, R1E, Willamette Meridian. His certification number was 766, notification 1206. John Barlow and his brother, James are said to have helped their father build the Barlow immigrant road around the south base of Mt. Hood to Oregon City in 1846.

## 9. Major Bibliographical References

Personal interviews, Ben Cummings and Cornelius Bateson, April, 1982.  
Research paper on Three Rivers Farm, Myra Weston, Canby Historical Society, May 25, 1982.  
Also, earlier notes 1979, 1981.  
Clackamas County Deed Records; Oregon City Land Office Map of Claims, c. 1850.

## 10. Geographical Data

Acreeage of nominated property 16.27 acres

Quadrangle name Canby, Oregon

Quadrangle scale 1:24000

### UMT References

A 

1	0	5	2	2	8	6	0	5	0	1	4	8	5	0
Zone			Easting				Northing							

B 

1	0	5	2	3	2	6	0	5	0	1	4	8	5	0
Zone			Easting				Northing							

C 

1	0	5	2	3	2	6	0	5	0	1	4	4	4	0
Zone			Easting				Northing							

D 

1	0	5	2	2	8	6	0	5	0	1	4	4	4	0
Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

See continuation sheet.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
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state	N/A	code	county	N/A	code
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## 11. Form Prepared By

name/title Kurt. and Martha Schrader

organization N/A

date April-May, 1982

street & number 2525 North Baker Drive

telephone (503) 266-2432

city or town Canby

state Oregon 97013

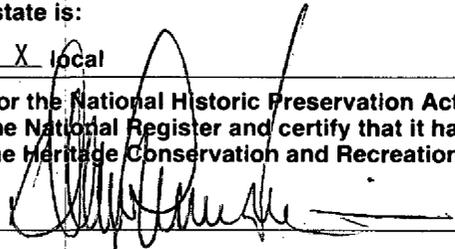
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature



title Deputy State Historic Preservation Officer

date September 28, 1982

For HCERS use only

I hereby certify that this property is included in the National Register

*fn*   
Keeper of the National Register

date 11/1/82

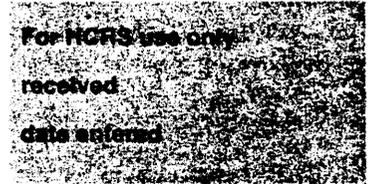
Attest:

date

Chief of Registration

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John Barlow eventually entered business in Oregon City and, on March 11, 1867, sold his claim to Isaac Frost for the sum of \$2800. The land remained under ownership of the Frost family through the late 1880s, at which time it was divided and sold off. The portion which was to become Three Rivers Farm was acquired by German-speaking immigrants named Kraft.

In 1900, Peter and Elizabeth Kraft with three sons, Jacob, Henry and Christian, Germans who had been living in Russia, came to the land. Son Jacob was the father of four sons, including Edwin, now deceased, who was born on Three Rivers Farm. Another son, Chris E., born in Russia in August 1897, is still living in Canby. Son Henry, who was single when the family came here in 1900, later married and had eight children. One of them, Emil, still lives in Canby. Son Christian died in 1942. One of his daughters, Amelia Kraft, now 80 still lives in the area.

Ben Cummings, a ninety-year-old resident of Canby, vividly remembers his first encounter with Peter Kraft. As a boy of about nine or ten years of age, he was sitting on a fence in front of his home when the Krafts drove by in their wagon. Cummings recalls that the wagon was filled with the Krafts' belongings as well as two bound servant girls. Peter Kraft, noticing the boy on the fence, asked if the child spoke German. The youngster directed Kraft to his mother, who was fluent in the language. There ensued an animated conversation in the Cummings household. Peter Kraft afterwards asked Mrs. Cummings to translate legal documents pertaining to his newly acquired property.

In 1904, Jacob Kraft, the oldest son of Peter and Elizabeth Kraft, built a house and barn on the new farmstead. His house stood on the site of the present farmhouse. Christian Kraft and family, with whom the Peter Krafts made their home, then occupied a smaller house on the farm. Jacob and his family lived in the main house until 1908, when the farm was sold to Carl A. Brandes, a German-born Portlander.

Brandes, born in Germany in 1865, had come to Portland in 1877 and attended business college. According to Fred Lockley's 1928 History of the Columbia River Valley, from The Dalles to the Sea, he worked as an upholsterer, later was in the dairy business with his brother, Fred, and from 1889 to 1891 was deputy county assessor in Multnomah County. From 1894 to 1900 he was deputy clerk of the circuit court there, then went to Nome, Alaska, for 1-1/2 years. In 1902, back in Portland, he was Multnomah County's first elected county auditor, a position he held until 1910. He evidently held that position when he bought the farm. Subsequently, he entered the creamery business in Portland, which engaged him until 1917.

Brandes tore down the Jacob Kraft house and built the present house, a spacious bungalow, on the same site in 1909-1910.

In 1913, William Lepinsky and family moved to the farm to operate it for Brandes, and later for George Bates, to whom Brandes sold the property about 1916. This information is provided by Clarence Lepinsky, 73, of Canby, who recalls that the Brandes house was "quite new" at the time his family moved into the former

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Christian Kraft house and later into the "big" house. As a boy, Clarence Lepinsky was impressed by Mrs. Estes--Dolly--and her bright-colored automobile as it passed the Riverside school, a mile or so from his home. Estes was a lawyer, author in 1916 of "The Rawhide Railroad," and in 1924 a book publisher at Troutdale. Lepinsky recalls that his family used kerosene lamps in the "big" house, but that there was a carbide system in the full basement.

In 1920, Brandes sold the farm to W.C. Culbertson, a wealthy hotel owner, and his wife, the former Katherine Bateson. It was during the next decade that the farm achieved the peak of its productivity.

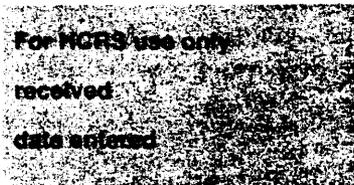
From 1922 to 1928, Culbertson was owner of the Canby Herald, a weekly newspaper. He owned the Seward and Cornelius Hotels in Portland, the Hotel Corvallis and a "new" hotel in Salem. According to information supplied by Culbertson's stepson and wife, Mr. and Mrs. Cornelius Bateson, in 1920 Canby was a small village consisting primarily of two general stores, a butcher shop, a blacksmith shop, the Maple Corner Restaurant, and the County Fairgrounds. Culbertson's newly acquired "Three Rivers Farm" encompassed approximately 293 acres. The eastern portion of the acreage was in timber and filbert trees. The rest of the acreage was planted in crops such as potatoes, parsnips, asparagus, grains and hay. The vegetable crops, as well as a dairy herd of 24 cows, supplied the Seward and Cornelius Hotels in Portland owned by Culbertson. Cummings noted that all supplies were shipped by boat to Portland from what is now the Canby Ferry landing. The farm was also the site of a number of agricultural firsts in the Canby area. In 1924 one of the first electrically-run mechanical milking systems was installed. By 1928, the three teams of horses, used for plowing, were replaced by one of the first tractors in the area. Ben Cummings, who was to become one of the major flower growers in Canby, was put under contract by Culbertson to build a mile-long ditch to the Willamette River to drain the lower acreage for improved crop growth. According to Cummings, the ditch was 11 feet deep and 12 inches wide, dug entirely by hand. Tile was placed along the bottom of the ditch, and Cummings contends that it was the biggest job of tiling done in the state. This information was confirmed by Mr. and Mrs. Bateson.

In describing the height of the growing and harvesting season, Mrs. Bateson mentioned that the farm hands, often as many as 13 to 15 men, were regularly fed on the large wrap around veranda of the house. She remembers a long table being placed on the front porch, with large hot platters of food placed on the white tablecloth. She vividly recalls Mrs. Needham, the cook, a hearty red-haired woman who carried the hot plates to the table with her bare hands. The dishes of food were so hot that the men could not pick them up until they had cooled down considerably. On one occasion, Mrs. Bateson recalls, yellow jackets swarmed about the plates of food. Undaunted, Mrs. Needham simply slapped the insects between her bare hands.

Mrs. Bateson further recalls that it was her mother-in-law, Mrs. Katherine Bateson Culbertson, who was responsible for much of the remodeling done on the "big" house. She describes Mrs. Culbertson as an extremely energetic woman who couldn't resist

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rebuilding. Her principal contribution was the construction of the veranda, including the sunroom on the northwest corner of the house. Mrs. Bateson remembers the brown embossed wallpaper in the livingroom; some of which remains visible on the wall today. The living room was entirely carpeted to prevent dust from rising from the basement. The kitchen, sunroom and pantry were covered with black and white linoleum. Upstairs bedrooms have carpeting in blue and purple that date from this period. Mrs. Bateson remembers also that Katherine Culbertson was responsible for installing one of the first electric washing machines in Canby. The machine was located in the basement, near the large wood furnace, which regularly required 25 cords of wood to heat the house in winter.

In 1927, Katherine Culbertson obtained title to the farm in a divorce settlement, according to her son, Cornelius Bateson. W.C. Culbertson's businesses failed in the Great Depression, and in January 1929 a receiver in bankruptcy was appointed. After his mother's divorce, Cornelius Bateson lived with his bride in his mother's farmhouse from 1928 to 1930, at which time Mrs. Culbertson sold the farm to the George Gettmans, who came to Canby from Ritzville, Washington. The Gettmans owned and operated the farm until 1935, and it was they who reinstated the original access road on the west. The Culbertsons had developed an approach from the east which terminated at a porte cochere added to the house. From this point on, the farm headed into decline and the farmhouse began a long period of intermittent occupancy by tenants.

About 1975, the farm was further subdivided. Thirty acres of flood plain was added to Molalla River State Park, and larger parcels were sold off. Current holdings associated with the historic farmstead total 60 acres. The farm was acquired by its present owners in 1982 and will be maintained as a working farm and wildlife habitat. Rehabilitation of the core ensemble is underway.

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The Kraft-Brandes-Culbertson Farmstead is located in NE $\frac{1}{4}$  Section 29, T. 3S., R 1E., of the Willamette Meridian, in Clackamas County, Oregon. The nominated area encompasses 16.27 acres, more or less, to include, orchard, pasture land and a wooded area which are visually and functionally related to the core of the farmstead occupied by farmhouse and outbuildings. The nominated area consists of six contiguous sub-areas, as follows:

- 1) a 2.23-acre core occupied by buildings including the farmhouse (1910-1922), barn (1904), pumphouse (c. 1910), and a non-historic equipment shed (1974).
- 2) a 0.70-acre strip of land paralleling the southerly edge of the access road which is currently planted in strawberries. This strip is a portion of the historic bulb-growing field developed by Ben Cummings and which sparked a local industry.
- 3) a 3.27-acre pasture sloping gently down from the farmstead core to the southwest. Historically, this "upper pasture" was used during milking time and as winter pasture.
- 4) a 3.60-acre<sup>area</sup> of rolling orchard and berry ground lying west of the pasture and north of the gravel road. Much of the orchard is replacement stock, chiefly apple.
- 5) a 5.93-acre wood lot on the ridge top historically used as hillside pasture and which forms a natural boundary along the north edge of the nominated area.
- 6) a 0.54-acre improved gravel road giving access to the farmstead core.

The boundary of the nominated area is more particularly described as follows:

Beginning at the Northeast corner of Section 29, T. 3S., R 1E., W. M., in Clackamas County, Oregon, thence North 89° 20' west along the northerly line of said Section, 685.00 feet to an iron rod thereon and the true point of beginning of the tract herein to be described, thence along the westerly boundary of Parcel II of that tract conveyed to Paul S. Montecucco et ux recorded February 19, 1970, as Recorder's Fee No. 70-3367, Clackamas County Records as follows: thence south 33° 01' west, 328.72 feet to a 5/8" iron rod; thence south 488.84 feet to a 5/8" iron rod; thence north 89° 31' west 335.00 feet to a 5/8" iron rod in the easterly right of way line, of a 60 foot road right of way; thence following said easterly right of way line, the following course and distances, south 17°14' west 242.43 feet to a point of a curve; thence along a curve to the right having a radius of 144.6 feet through a central angle of 77°52'30", a distance of 196.52 feet to a point of tangent; thence north 84°53'30" west 264.70 feet to a point of curve; thence along a curve to the left having a radius of 133.71 feet through a central angle of 71°29', a distance of 166.81 feet to a point of a tangent; thence south 23°37'30" west, 175.80 feet to a point in said right of way on the northerly line of Lot 71, Pruneland, a recorded plat; thence leaving the westerly boundary of Parcel II of said Montecucco tract, north 89°31'30" west along the boundary of said Pruneland plat 60 feet to an iron rod at northeast corner of Lot 70, Pruneland; thence north 0°01' west 600 feet, more or less, to a point in the center of a private east-west road; thence easterly along the center of said road, 100 feet, more or less, to the center of a road

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intersection; thence northeasterly along the center of a private improved road lying easterly of the top of a bluff, 300 feet, more or less, to the intersection with a road leading to the east; thence northerly along center of said improved road 120 feet, more or less, thence south  $89^{\circ} 41'$  east 425 feet more or less, thence north  $33^{\circ} 50'$  east 400 feet, more or less, to south line of Section 20, thence easterly along the south line of said Section 20, a distance of approximately 260 feet to the true point of beginning. The parcel of land nominated thus contains 16.27 acres, more or less. It is situated in NE-1/4, Sec. 29, T. 3S., R. 1E., W. M., in Clackamas County, Oregon, and includes most of Tax Lot 100.